FERNDOWN TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 24 August 2017 at 7.00pm in The Barrington Centre, Pennys Walk, Ferndown

ATTENDANCE LIST

Chairman: Cllr P H Graham
Vice-Chairman: Cllr P J Lucas

Councillors: Cllr J L Baxter Cllr N Wellstead

Officer: Elaine Reed (Administration Officer)

200 Apologies

Cllr Wilson was absent with apology due to work commitments and Cllr Flay was absent with apology due to family commitments. Cllr Mrs Ovens was absent without apology.

It was PROPOSED by Cllr Graham; SECONDED by Cllr Wellstead and unanimously Resolved that the apologies for absence be accepted.

201 Declarations of interest

There were no declarations of interest.

202 Public participation

There was no public participation

203 Minutes of Planning Committee Meetings

Following consideration of the minutes of the previous meetings, it was PROPOSED by Cllr Lucas; SECONDED by Cllr Baxter and unanimously -

Resolved that the minutes of the meeting of 3 August 2017 be approved as a correct record.

204 Applications

Details of Members’ observations on applications considered are listed on pages 4503-4508 of these minutes.
It was PROPOSED by Cllr Graham and SECONDED by Cllr Baxter to suspend Standing Orders at 8.59 to extend the duration of the meeting to complete business.

It was unanimously agreed to suspend Standing Orders to extend the duration of the Planning Committee meeting.

205 Planning decisions

Planning decisions were noted.

206 Tree matters

There were no tree applications or decisions for this meeting.

207 Tree Strategy Working Party

The Tricketts Cross area has been considered with some suitable placements for trees being found there. A member suggested that there could be a permanent sub-committee for tree strategy. Another member advised that the Woodland Trust is a valuable resource for free saplings to be planted for the benefit of the community. These matters will be further discussed at the next meeting of the full council.

208 Community asset transfer/Right to buy

A member tabled a copy of the Community Asset Transfer and Community Right to Bid Action Plan for members’ information. (Attached to minutes).

Members were also advised that a meeting had taken place with East Dorset District Council for advice on setting up Community asset transfer/Right to buy.

It was PROPOSED BY Cllr Graham and SECONDED by Cllr Baxter that the Community Asset Transfer and Community Right to Bid Action Plan be submitted to the full council for approval.

Subsequent to full council approval then the process of registering assets can move forward.

209 Neighbourhood Plan Working Party

A decision is awaited from West Parley Parish Council as to whether they would wish to liaise with Ferndown Town Council on the Neighbourhood Plan. There has been no response from West Parley yet.

210 Correspondence

The following items of correspondence were considered:

- Street Naming and Numbering records for 30 Golf Links Road and Land at Bedborough Farm, Uddens Drive.
• The application for 1 Glendale Avenue, Ferndown, BH22 9LF considered on 16 August, 2017. This information had been e-mailed to members prior to the 16 August for their information should they wish to attend.

• An e-mail from Dorset County Council requesting comments on Variation of Conditions 2 for Eco Sustainable Solutions Ltd, Chapel Lane, Hurn, Christchurch, BH23 6BG. Members registered no objections to these variations. The Committee Clerk will reply to Dorset County Council accordingly.

211 Next Meeting

The next ordinary meeting is to be held at 7.00pm on 14 September 2017 at The Barrington Centre, Penny’s Walk, Ferndown, BH22 9TH.

The meeting closed at 9.30 pm.

Chairman
### Comments made by the Planning Committee of Ferndown Town Council 24 August, 2017

<table>
<thead>
<tr>
<th></th>
<th>App No 3/17/1953/FUL</th>
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<tbody>
<tr>
<td>Site:</td>
<td>Caravan Site, 78 Gladelands Park, BH22 9BW</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Concrete ramp to side elevation of the park home for disabled access.</td>
</tr>
<tr>
<td>Comment:</td>
<td>NO OBJECTION (Unanimous)</td>
</tr>
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<tr>
<th></th>
<th>App No 3/17/1949/FUL</th>
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<tbody>
<tr>
<td>Site</td>
<td>14 Golf Links Road, Ferndown, BH22 8BY</td>
</tr>
<tr>
<td>Proposal</td>
<td>Erect dwelling with attached garage</td>
</tr>
<tr>
<td>Comment</td>
<td>NO OBJECTION: (3) OBJECT (1) The empty plot is overgrown. (i) A reptile survey is required in line with Policy ME1 of the Christchurch and East Dorset Local Plan Core Strategy. (“Where harm is identified as likely to result, provision of measures to avoid or adequately mitigate that harm should be set out. Development should be refused if adequate mitigation or, as a last resort, compensation cannot be provided.”) (ii) The area of the site is greater than 0.1 hectare, condition to be applied in accordance with Natural England’s recommendation to apply and implement a Biodiversity Monitoring Plan that has been approved by the Natural Environment Team at Dorset County Council. The neighbours have objected to the planning application and as a result any reduction of neighbours’ amenity should be assessed.</td>
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<tr>
<th></th>
<th>App No 3/172032/HOU</th>
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<tbody>
<tr>
<td>Site</td>
<td>17 Cedar Way, Ferndown, BH22 9UE</td>
</tr>
<tr>
<td>Proposal</td>
<td>First floor side extension above garage and conversion of existing roofspace with rear facing balcony at first floor level and Juliette windows within roofspace.</td>
</tr>
<tr>
<td>Comment</td>
<td>OBJECTION: (Unanimous) Members referred to National Planning Policy Framework Paragraphs 56, 57, 59, 64 and Policy HE2 (height, bulk, visual impact, of the Christchurch and East Dorset Local Plan (Core Strategy). Members also commented that a bat survey should be carried out before proceeding with any works in accordance with Policy ME1 Christchurch and East Dorset Local Plan Core Strategy. No works to the roof of the property shall be undertaken until a negative bat survey or a biodiversity mitigation plan certified by Dorset Natural Environment Team has first been submitted to and approved in writing by the Local Planning authority.</td>
</tr>
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</table>
4. App No 3/17/2071/FUL  
**Site**: 6 Stour Close, Little Canford, Wimborne, BH21 7LU  
**Proposal**: Demolish existing and erect 1 No. 4 bedroom dwelling and garage.  
**Comment**: OBJECTION: (Unanimous) Comment: Natural England to be consulted as this site is over 0.1 hectares. The application falls within the scope of the Dorset Biodiversity Protocol, (Policy ME1), which requires the submission of a Biodiversity Mitigation Plan for all developments of this nature. Natural England therefore recommends that any permission is subject to a condition to prepare and implement a Biodiversity Mitigation Plan that has been approved by the Dorset County Council’s Natural Environment Team (NET) which should have been in place with the application. In regard to Policy ME1 of the Core Strategy “The following criteria should be addressed when development is proposed:

- Avoidance of harm to existing priority habitats and species through careful site selection, artificial lighting design, development design and phasing of construction and the use of good practice construction techniques.
- Retention of existing habitats and features of interest, and provision of buffer zones around any sensitive areas.
- Enhancement of biodiversity through improving the condition of existing habitats, e.g. bat boxes, swallow/swift boxes.

5. App No 3/17/1507/HOU  
**Site**: 66 Golf Links Road, Ferndown, BH22 8BZ  
**Proposal**: Single storey rear extension with internal alterations and adaptations for disabled living. Conversion of an existing swimming pool into a hydrotherapy pool.  
**Comment**: NO OBJECTION (Unanimous)  

**Site**: 93 Golf Links Road, BH22 8BU  
**Proposal**: Vary condition of 2 of application 3/16/0720/FUL (erect 8 apartments with bin & cycle stores) to vary fenestration & parking layout (minor material amendment)  
**Comment**: NO OBJECTION: (Unanimous) but with conditions: Obscure screens at end of balcony and obscure glass on windows on side elevations.
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<tr>
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<th>App No</th>
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<th>Proposal</th>
<th>Comment</th>
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<tbody>
<tr>
<td>7.</td>
<td>3/17/2086/HOU</td>
<td>217 Wimborne Road West, Ferndown, BH21 2DL</td>
<td>First floor extension</td>
<td>OBJECTION (3) NO OBJECTION Comments: 1. Poor design and not compatible with the architectural style of other houses in the street. 2. There will be a loss of light to neighbouring houses due to scale and mass (Policy HE2 of Christchurch and East Dorset Local Plan Core Strategy). 3. The roof space will be opened. Members commented that a bat survey should be carried out before proceeding with any works in accordance with Policy ME1 Christchurch and East Dorset Local Plan Core Strategy. Condition: No works to the roof of the property shall be undertaken until a negative bat survey or a biodiversity mitigation plan certified by Dorset Natural Environment Team has first been submitted to an approved in writing by the Local Planning Authority.</td>
</tr>
<tr>
<td>8.</td>
<td>3/17/2066/HOU</td>
<td>16 Whincroft Drive, Ferndown, BH22 9LJ</td>
<td>Single storey extension to front and ear. Raise and extend roof to create habitable living accommodation within extended roof space. Demolish existing porch.</td>
<td>NO OBJECTION: (Unanimous) Comments: 1. Replace front hedgerow with a native British species. 2. Insert bat boxes and bird boxes under eaves to comply with Policy ME1 of Christchurch and East Dorset Local Plan (Core Strategy).</td>
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<td>- To enhance biodiversity through improving the conditions of existing habitats and achieving net gains in biodiversity.</td>
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<td></td>
<td>- The biodiversity and impact on neighbours by this proposal to be assessed.</td>
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<tr>
<td>9.</td>
<td>3/17/2178/HOU</td>
<td>Heatherlands Centre, Barns Road, Ferndown, BH22 8XH</td>
<td>Refurbishment and infill extension to upgrade existing facilities for Community requirements.</td>
<td>OBJECTION: (Unanimous) Comments: 1. Loss of basketball court. Use of Basketball court needs to be assessed as it could be a loss of amenity to young people in the community in</td>
</tr>
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</table>
relation to Paragraph 74 of the National Planning Policy Framework which states “an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements”;

“The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable provision.”

2. The community created wall art should be preserved.
3. Improve screening for SSSI using hedging.

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<tr>
<th>10.</th>
<th>App No 3/17/2056/FUL</th>
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<tbody>
<tr>
<td>Site</td>
<td>Ferndown Golf Club, 119 Golf Links Road, Ferndown, BH22 8BU</td>
</tr>
<tr>
<td>Proposal</td>
<td>Close off main vehicular access; creation of new vehicular access; and, Resurfacing and reconfiguration of parking area.</td>
</tr>
<tr>
<td>Comment</td>
<td>OBJECTION: (Unanimous) Comments: Contrary to New Road Special Character area (Supplementary Planning Guidance No. 27)</td>
</tr>
<tr>
<td></td>
<td>1. Natural England to be consulted before proceeding.</td>
</tr>
<tr>
<td></td>
<td>2. Contrary to Special Character Areas Supplementary Planning Guidance No. 27 New Road Paragraphs:</td>
</tr>
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<td></td>
<td>4. The removal of trees causes the loss of soft landscape features and other factors including the vital features of this SCA.</td>
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<tr>
<td></td>
<td>7. The proposed replanting of trees will not sit comfortable with neighbouring dwelling at No 107 Fold Links Road resulting in significant reduction of sunlight. HE2 “Relationship to nearby properties including minimising general disturbance to amenity and relationship to mature trees.</td>
</tr>
<tr>
<td></td>
<td>10. Access and hard standing must not dominate the site or adversely affect the amenity vegetation. Existing soft standing does not dominate or adversely affect the amenity vegetation/trees. The proposal would change soft standing to tarmac to match the rest of the car park so will dominate the site, proposal adversely affects the trees with a loss of 20 trees.</td>
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<tr>
<td></td>
<td>11. Existing narrow entrances and driveways should remain.</td>
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<td>16. “It is important to preserve the soft landscape adjacent to the highway and avoid a ‘fortress’ appearance caused by high walls, entrance pillars and gates.” The proposal gives a fortress-like</td>
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</table>
appearance caused by the high walls, entrance piers and gates contradicting the SCA’s guidance.

Policy HE3 of the Cores Strategy also applies “Proposals will need to demonstrate that the following factor has been taken into account – natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.

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<tbody>
<tr>
<td>11</td>
<td>3/17/2057/FUL</td>
<td>Ferndown Golf Club, 119 Golf Links Road, Ferndown, BH22 8BU</td>
<td>Erection of toilet block</td>
<td>NO OBJECTION (Unanimous)</td>
</tr>
<tr>
<td>12</td>
<td>3/17/2184/OUT</td>
<td>83 Golf Links Road, Ferndown, BH22 8BU</td>
<td>Demolition of existing dwelling and replacement with 5 flats (Outline Application, Matters for consideration – Access only)</td>
<td>OBJECTION (Unanimous): Detrimental to the amenity of occupants due to increased risk of vehicle accidents in entering and exiting the site caused by the blind bend very near to the proposed entrance.</td>
</tr>
<tr>
<td>13</td>
<td>3/17/2193/FUL</td>
<td>17 Victoria Road, Ferndown, BH22 9HT</td>
<td>Single storey side extension; replacement of rear buildings and associated development</td>
<td>NO OBJECTION (Unanimous)</td>
</tr>
<tr>
<td>14</td>
<td>3/17/2197/HOU</td>
<td>27 West Moors Road, BH22 9SA</td>
<td>Two storey side extension linking the house and existing garage with internal alterations.</td>
<td>OBJECTION: (Unanimous) Comments: 1. The roof space will be opened. Members commented that a bat survey should be carried out before proceeding with any works in accordance with Policy ME1 Christchurch and East Dorset Local Plan Core Strategy. Condition: No</td>
</tr>
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works to the roof of the property shall be undertaken until a negative bat survey or a biodiversity mitigation plan certified by Dorset Natural Environment Team has first been submitted to an approved in writing by the Local Planning Authority.

2. Contrary to Policy HE2 of Core Strategy – the architectural style, layout and bulk detracts from the streetscene.

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<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Site Description</th>
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<tbody>
<tr>
<td>15</td>
<td>3/17/2243/HOU</td>
<td>5 Robinswood Drive, BH22 9RY</td>
<td>Erect front porch</td>
<td>NO OBJECTION (Unanimous)</td>
</tr>
<tr>
<td>16</td>
<td>App 3/17/2004/HOU</td>
<td>58 Golf Links Road, BH22 8BZ</td>
<td>Garden annexe to comprise of lounge bedroom &amp; shower room</td>
<td>NO OBJECTION (Unanimous)</td>
</tr>
<tr>
<td>17</td>
<td>App No 3/17/1860/HOU</td>
<td>41 Wollaton Road, Ferndown, BH22 9QR</td>
<td>First floor side extension above garage</td>
<td>NO OBJECTION (3) OBJECTION (1) Comment: No site notice which fails to provide information for consultation on proposal for neighbours.</td>
</tr>
<tr>
<td>18</td>
<td>App No 3/17/2250/CONDR</td>
<td>38 Golf Links Road, Ferndown, BH22 8BY</td>
<td>Removal of conditions 6 and 7 of application 3/16/0717/FUL as these are not necessary or relevant and can reasonably be removed.</td>
<td>OBJECTION (Unanimous) Policy HE3 of Christchurch and East Dorset Local Plan (Core Strategy) “Relationship to nearby properties including minimising general disturbance to amenity” is not addressed by removing these conditions.</td>
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COMMUNITY ASSET TRANSFER
AND COMMUNITY RIGHT TO BID
ACTION PLAN

Following on from the Working Party’s meeting with East Dorset, this report forms a series of recommendations for further actions that now need to be taken. The Council is invited to approve the recommendations to allow this project to be taken forward. This document should be read alongside the earlier report of the Working Party as approved by the Council in March 2017.

Asset 1: Barrington Centre

This asset is considered to be a high priority and should be registered as a community asset without delay.

Asset 2: Penny's Lodge Car Park

Car parks can be a useful source of revenue. It is recommended that a soft approach be made to East Dorset to determine if they would agree to a Community Asset Transfer and what sum might be required for the car park. Failing this, it should be registered as a community asset.

Asset 3: Ferndown Library

This is a high priority service and should be registered as a community asset.

Asset 4: Ferndown Day Centre

In light of the redevelopment plans, it is proposed to take no action on this asset at this time.

Asset 5: Ferndown Village Hall

This is a well used community facility and should now be registered as a community asset.

Asset 6: Stapehill Village Hall

One of few community facilities in the area, this should now be registered as a community asset.

Asset 7: Ken Allen’s Car Park

Due to a possible compulsory purchase by East Dorset and possible changes to the facility thereafter, it is proposed to take no action on this asset at this time.
Asset 8: Poor Common Junior and Toddler Play Areas

Although the costs and potential liabilities of running a play area are understood, Longham is an area with few play facilities and will have even more demand for these once the Bellway Development is complete. It is proposed to register these as community assets. The Toddler Play Area has very few items of equipment and it is proposed that the Council investigate the possibility of taking over this asset with a view to improving the facility for local residents.

Asset 9: Barns Road Play Area

This play area is reasonably close to the Dugdell Close Play Area and in light of the costs involved in running a play area, it is proposed not to register this as an asset at this time.

Asset 10: Ferndown Leisure Centre

This is a facility that has had little investment in recent years and it is understood there is some possibility of the facility being lost to the community in the medium term. More imminent is the danger of a reorganisation of leisure facilities if the council mergers occur. Although the costs involved would be substantial, the facilities would complement the neighbouring KGV site and it is recommended that the leisure centre is registered as a community asset.

Asset 11: Retail Units at Junction of Ham Lane and Ringwood Road

It is recommended that this facility is registered as a community asset.

Asset 12: Tesco’s Car Park

In light of the recent sale of this asset (along with the whole of Penny’s Walk) to Torbay Borough Council, it is recommended that we do not register this asset at this time.

Asset 13: Land Adjoining Longham Allotment Gardens

This is a small parcel of land next to the Town Council’s allotments that, having been left derelict, could be put to use by the Council, most likely at a modest cost. It is suggested that efforts be proactively made to contact the owner and determine if the land can be purchased in the near future, and failing this to register the land as a community asset.

Asset 14: Bluebird Social Club

With development proposals for the area expected to be brought forward in the near future, and a strong likelihood both that the club will come up for sale and that it will not be sold as a social club, it is suggested that this facility be registered as a matter of priority.

Asset 15: Land to the South West of Blunt’s Farm

Since this land has now been registered as a community asset by Friends of Uddens and Cannon Hill, no further action is needed with regard to this land.
Asset 1: Longham United Reform Church

With a development being planned close to this location, it is important to ensure this asset, one of very few community facilities in Longham, is registered.

Asset 2: All Saints Church Hampreston

As any risk of closure of this facility in the coming years is very low, it is not recommended that this asset is registered at this time.

Asset 3: Various Pubs

Many pubs have been registered as community assets over the past few years and one is now run by the community within East Dorset. It is recommended that all the listed pubs are registered. It is noted that once at asset is registered, community organisations and unincorporated associations other than the Town Council may also with to take over the running of the facility if it comes up for sale.

Asset 4: Ferndown British Legion

Several British Legions in the wider area have closed in the past few years including recently in Christchurch. It is recommended that this asset be registered.

Asset 5: Ferndown Fire Station

With the risk of closure in the near future believed to be very small, it is not recommended that this asset be registered at this time.

General Recommendations

Effective use of the community asset provisions of the Localism Act is an ongoing process and should not be seen as a one time event. Assets that have not been recommended for registration at this time will need to be monitored and new assets may be identified for inclusion over time. It is therefore recommended

1. That the Planning Committee should continue to keep a watching brief over the issue of community assets and be entrusted with monitoring and from time to time reporting on any assets that the Committee now feels should be registered.

2. That the already agreed Community Asset List be maintained as a living document of assets viewed by the Town Council as community assets and that this list be updated to include new assets from time to time as recommended by the Planning Committee.

3. That all councillors be encouraged to consider facilities that could be included as community assets in a future update to the list.
Conclusion

The Town Council is invited to approve the recommendations of the Planning Committee as set out in this document. It should be noted that doing so in no way commits us to purchasing any asset or taking over the running of any service at this time.